PP APPROVAL RECORD

# Planning Permission

Madurai district, Tamil Nadu

APPROVAL TYPE
**Building Plan**

ISSUING AUTHORITY
**DTCP**

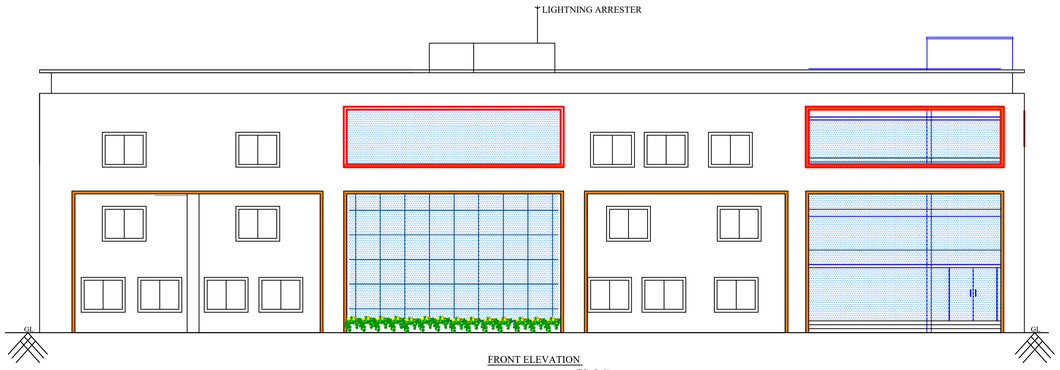
The approval as the planning authority issued it, reproduced in full behind this page.

An approval speaks to what was sanctioned, not to what was built. Completion is a separate record.

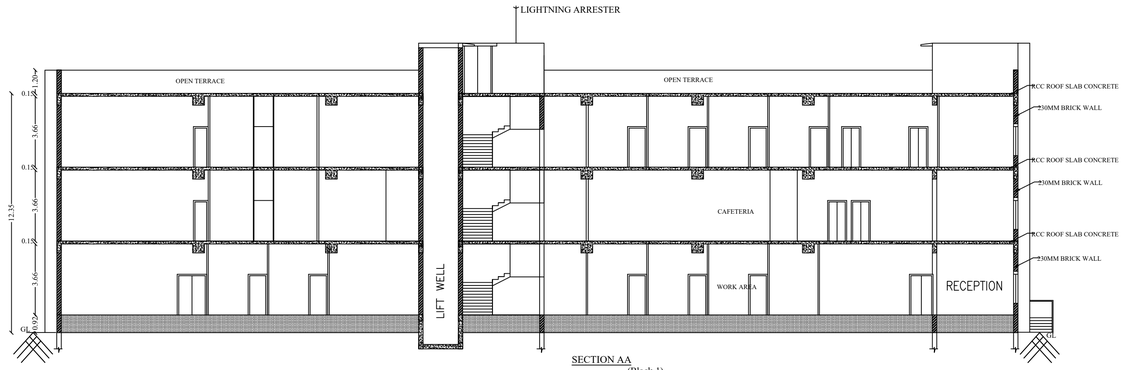
Verified RealEstate™
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India

hello@verified.realestate
+91 9996 12 9996
verified.realestate

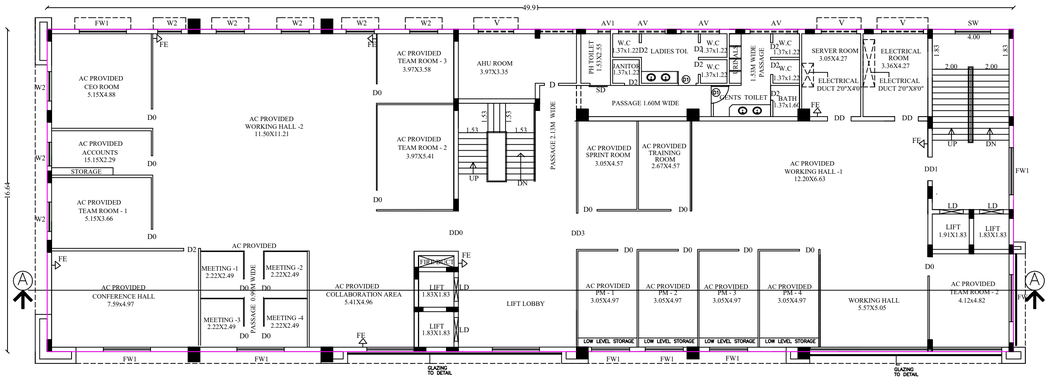
SHEET NO:3



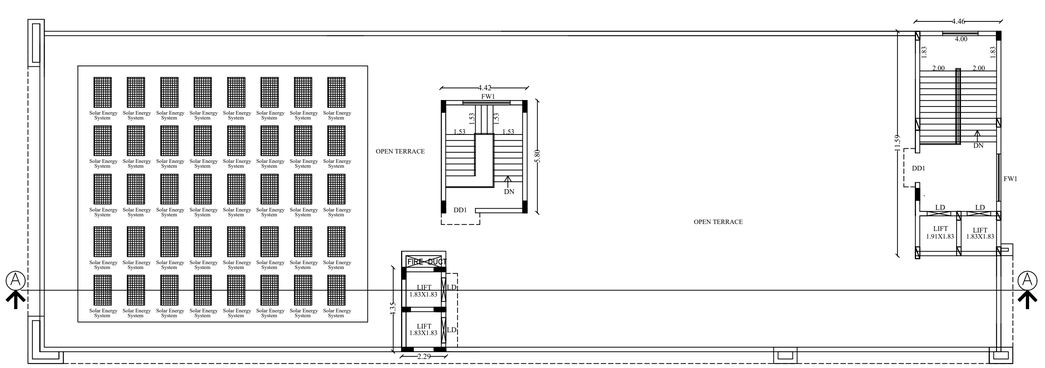

FRONT ELEVATION
(Block-1)



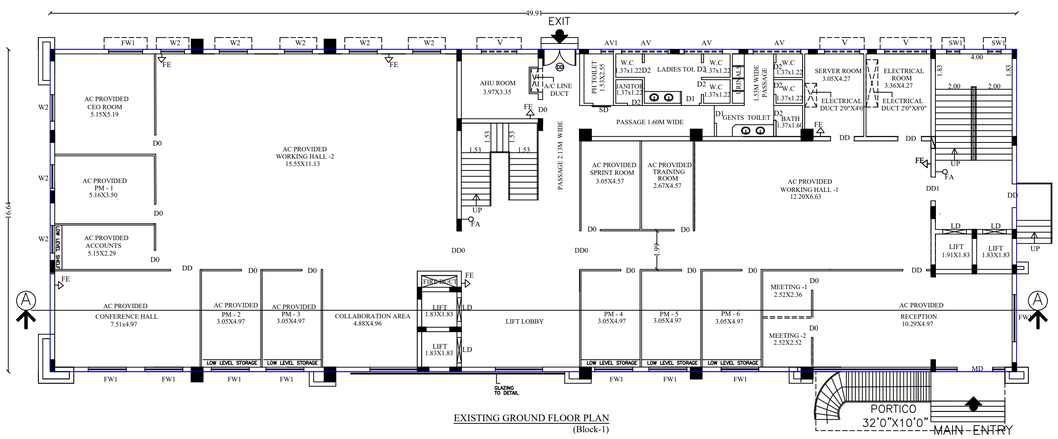

SECTION AA
(Block-1)



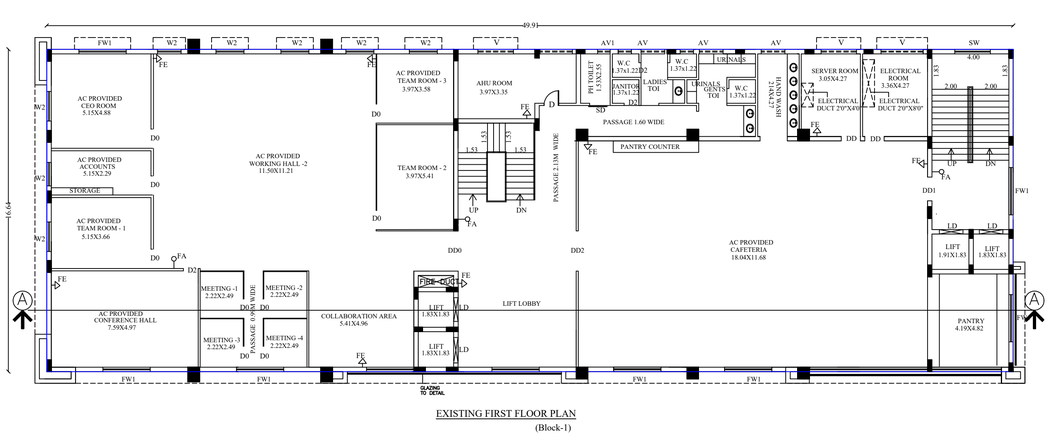

PROPOSED SECOND FLOOR PLAN
(Block-1)




TERRACE FLOOR PLAN
(Block-1)




EXISTING GROUND FLOOR PLAN
(Block-1)




EXISTING FIRST FLOOR PLAN
(Block-1)

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF THE CHELLA SOFTWARE Pvt Ltd (CO DEVELOPPER) OFFICE BUILDING IN **APPROVED ELCOT LAYOUT (REVISED APPROVEDNO:109/2026)**
R.S.NO. 1/2, 1/3, 1/19, 1/20, 2/1, 2/2, 4/1, 4/2, &5
PLOT NO-6,MADURAI ELCOT,ILANTHAIKULAM VILLAGE,MADURAI EAST TALUK,MADURAI CORPORATION,MADURAI DISTRICT.

JOINERY DETAILS (Block-1)

| | | |
|---|---|---|
| MD | MAIN DOOR | 1.83x2.10 |
| DD | DOOR | 1.20x2.10 |
| DD0 | DOOR | 2.07x2.10 |
| DD1 | DOOR | 1.53x2.10 |
| DD2 | DOOR | 2.08x2.10 |
| DD3 | DOOR | 1.87x2.10 |
| D0 | DOOR | 0.99x2.10 |
| D2 | DOOR | 0.76x2.10 |
| LD | LIFT DOOR | 1.20x2.10 |
| SD | SLIDING DOOR | 1.07x2.10 |
| FW1 | FIXED WINDOW | 2.44x1.52 |
| W2 | WINDOW | 1.53x1.50 |
| SW | SLIDING WINDOW | 1.83x1.50 |
| SW1 | SLIDING WINDOW | 0.70x1.50 |
| V | VENTILATOR | 2.17x0.91 |
| AV | VENTILATOR | 2.40x0.91 |
| AV1 | VENTILATOR | 0.65x0.91 |

AREA DETAILS (Block-1)

| Description | NON FSI SQ.M | FSI SQ.M | TOTAL AREA |
|---|---|---|---|
| Exi.Area of Ground floor | | 830.62 | 830.62 |
| Exi.Area of First floor | | 830.62 | 830.62 |
| Pro.Area of Second floor | | 830.62 | 830.62 |
| Area of Head Room | 176.59 | | 176.59 |
| Total Area | 176.59 | 2491.86 | 2668.45 |

EXISTING BUILDING -
PROPOSED BUILDING -

திருத்திய திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திருத்திய திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.5397/ஒப/2024/2024ஆ.தேதியில் கண்டுள்ளவாறு திருத்தங்களுக்குட்பட்டு ஏற்கனவே நல் வாழைவடு இயக்குநர் அவர்களால் ந.க.எண்.19552/2020/தசவி,30.12.2020-ல் மனை ஒப்புதல் வழங்கப்பட்டதில் அனைவும் கூடுதல் கட்டுபாடுகளிற்கு திருத்திய திட்ட அனுமதி அளிக்கப்படுகிறது.

திருத்திய திட்ட அனுமதி எண்: 331/2026

For CHELLA SOFTWARE PVT.LTD.
DIRECTOR

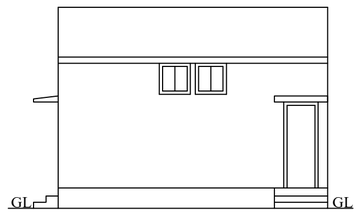
APPLICANT

Er. S.NIRANJEETHAVIGNESHAN, M.E.,(Struct)
[CP] No. In.ES-04-19032021/CHENNAI/PL/2021
2/2/2/4, Hari Ram Hospital, Thangavel Main Road,
Gandhipuram, Anna Nagar, Madurai-625020.
9698855077

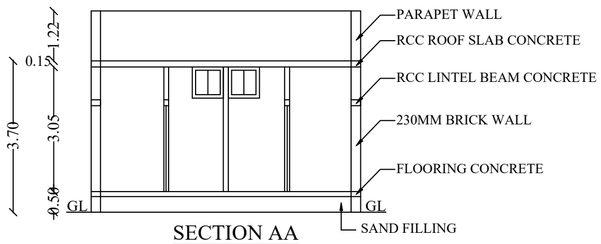
REGISTER STRUCTURAL ENGINEER

Er. M. GOBINATH, B.E.,
Consulting Engineer & Surveyor
Madurai DTCP RE-GR-1/77/2025
48/1, R.S. Naidu Street, Sellur
Madurai-625 002, Mob: 8012041771

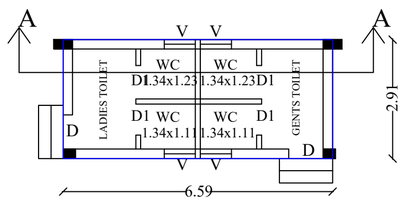
REGISTER ENGINEER




ELEVATION

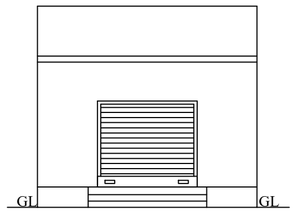



SECTION AA

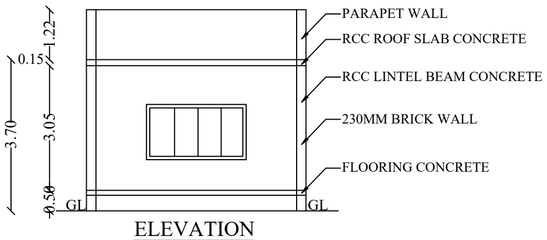



EXISTING GROUND FLOOR PLAN

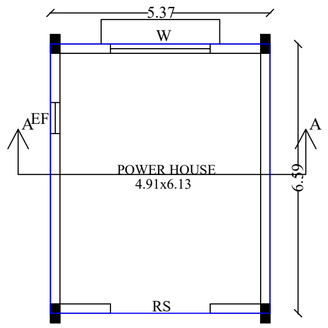
(BLOCK-2) TOILET




ELEVATION

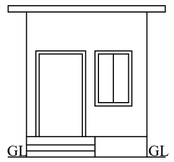



ELEVATION



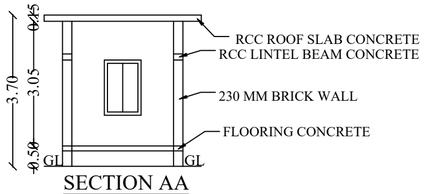

EXISTING GROUND FLOOR PLAN

(BLOCK-3) POWER HOUSE



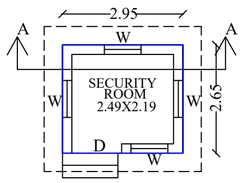

ELEVATION

SECURITY ROOM




SECTION AA

SECURITY ROOM




EXISTING GROUND FLOOR PLAN

SECURITY ROOM

திருத்திய திட்ட அனுமதி
மனை ஒப்புதல் மற்றும் திருத்திய திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/834922/2026உத்தரவில் கண்டுள்ளவாறு
நிபந்தனைகளுக்குட்படடு ஏற்கனவே நகர் ஊரமைப்பு
இயக்குநர் அவர்களால் ந.க.எண்:19552/2020,நாள்:30.12.2020-ல்
மனை ஒப்புதல் வழங்கப்பட்டதில் அமையும் கூடுதல்
கட்டிடத்திற்கு திருத்திய திட்ட அனுமதி அளிக்கப்படுகிறது.
திருத்திய திட்ட அனுமதி எண்: 331/2026

SHEET NO:2

PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF THE CHELLA SOFTWARE Pvt Ltd (CO DEVELOPPER) OFFICE BUILDING IN **APPROVED ELCOT LAYOUT (REVISED APPROVEDNO:109/2026)**
R.S.NO. 1/2, 1/3, 1/19, 1/20, 2/1, 2/2, 4/1, 4/2, &5
PLOT NO-6,MADURAI ELCOT,ILANTHAIKULAM VILLAGE,MADURAI EAST TALUK,MADURAI CORPORATION,MADURAI DISTRICT.

Existing Building Area Details

| Description | NON FSI SQ.M | FSI SQ.M | TOTAL AREA |
|---|---|---|---|
| Area of Ground floor (Block-2) Toilet | | 19.21 | 19.21 |
| Area of Ground floor (Block-3) Power House | | 35.38 | 35.38 |
| Area of Ground floor Security Room | | 7.67 | 7.67 |

For CHELLA SOFTWARE PVT.LTD.
DIRECTOR

APPLICANT

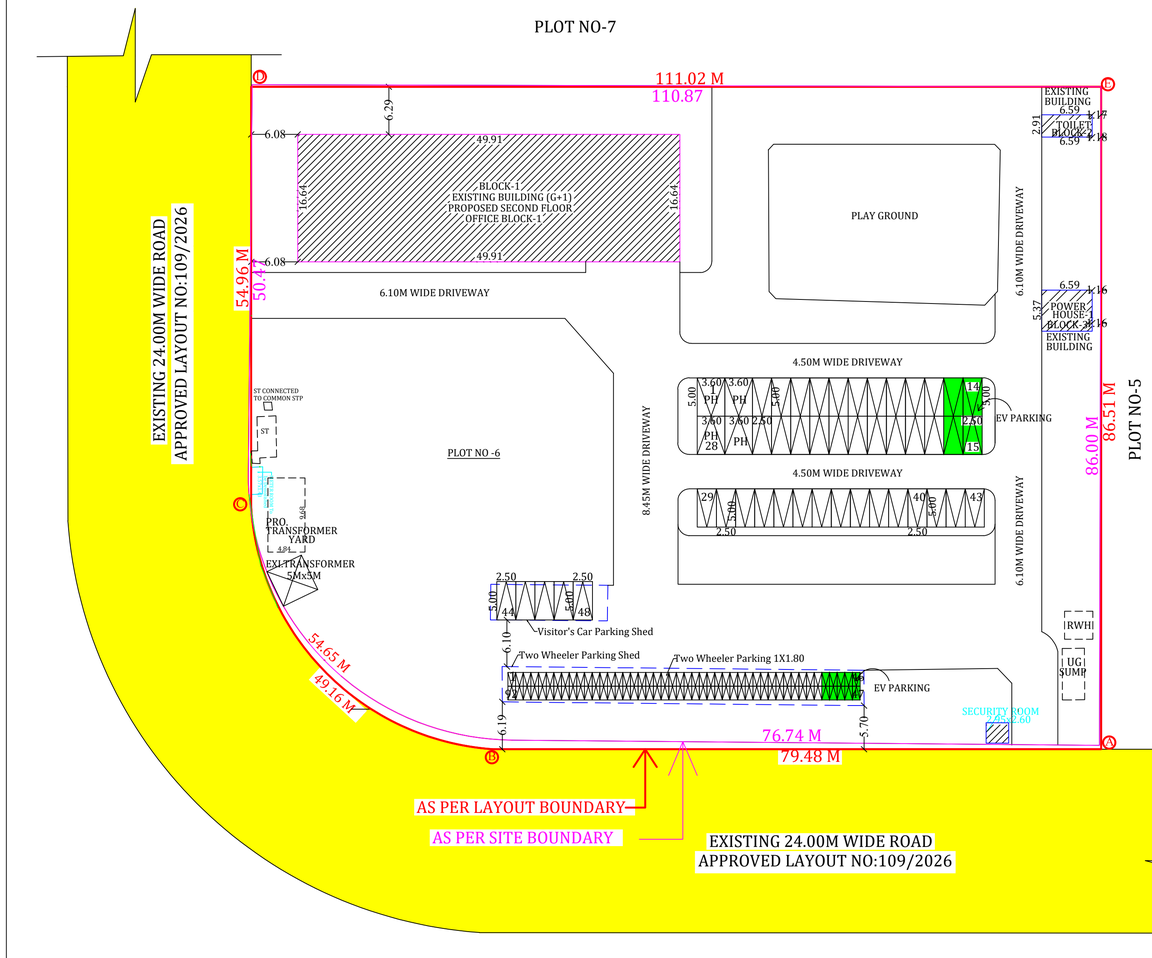
Er. S.NAVANEETHAKRISHNAN, M.E. (Structural)
DTCP Reg., No.SE-GR-1/19/2025/DTCP/MADURAI/APRIL/2025)
2/2256-1, Near Shree Hospital, Sivagangai Main Road,
Gomathipuram, Anna Nagar, Madurai -625020.
Cell:9865153177

REGISTER STRUCTURAL ENGINEER

Er. M. GOBINATH, B.E.,
Consulting Engineer & Surveyor
Madurai DTCP RE-GR-I/77/2025
48/1, R.S. Naidu Street, Sellur
Madurai-625 002, Mob: 8012041771

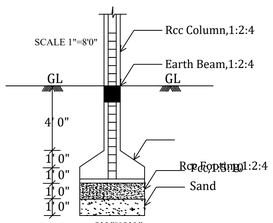
REGISTER ENGINEER

SHEET NO:1

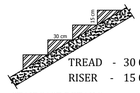



PLOT NO-1

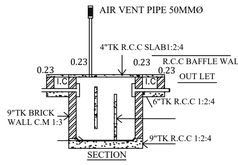
SITE PLAN

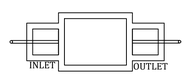



RCC COLUMN DETAILS



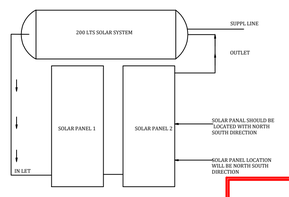

STAIRCASE DETAILS




PLAN

SEPTIC TANK DETAILS




W
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(SCALE - 1:400)

REFERENCE:-

| | |
|---|---|
| AS PER LAYOUT BOUNDARY | - |
| AS PER SITE BOUNDARY | - |
| EXISTING ROAD | - |
| EXISTING BUILDING | - |
| PROPOSED BUILDING | - |
| DRIVE WAY | - |

SANITARY DETAILS

GENTS-130 NOS LADIES-86 NOS

| SANITARY UNIT | | | NO.OF WORKERS | REQUIRED | PROVIDED |
|---|---|---|---|---|---|
| WATER(WC) CLOSET | GENTS | ONE FOR 25 GENTS | 130 | 6 | 8 |
| | LADIES | ONE FOR 15 LADIES | 86 | 6 | 10 |
| DRINKING WATER | GENTS | ONE FOR 100 GENTS | 130 | 2 | 3 |
| | LADIES | ONE FOR 100 LADIES | 86 | 1 | 3 |
| URINALS | BOYS | AT THE RATE OF 3% | 130 | 4 | 10 |

POWER CONSUMPTION
EXISTING - 110 KV
PROPOSED - 40 KV

SITE PLAN SHOWING THE EXISTING AND PROPOSED ADDITIONAL CONSTRUCTION OF THE CHELLA SOFTWARE Pvt Ltd (CO DEVELOPPER) OFFICE BUILDING IN **APPROVED ELCOT LAYOUT (REVISED APPROVEDNO:109/2026)**
R.S.NO. 1/2, 1/3, 1/19, 1/20, 2/1, 2/2, 4/1, 4/2, &5
PLOT NO-6,MADURAI ELCOT,ILANTHAIKULAM VILLAGE,MADURAI EAST TALUK,MADURAI CORPORATION,MADURAI DISTRICT.

AREA OF THE SITE 9105.35

EXISTING BUILDING APPROVED DETAILS
APPROVED NUMBER:78அ முதல் ச வரை/2021

Ⓐ Approved Existing Building Area Details

| Block Details | Description | NON FSI SQ.M | FSI SQ.M | TOTAL AREA |
|---|---|---|---|---|
| OFFICE-1 BLOCK-1 | Area of Ground floor | | 830.62 | 830.62 |
| | Area of First floor | | 830.62 | 830.62 |
| | Area of Head Room | 176.59 | | 176.59 |
| TOILET BLOCK-2 | Area of Ground floor | | 19.21 | 19.21 |
| POWER HOUSE-1 (BLOCK-3) | Area of Ground floor | | 35.38 | 35.38 |
| SECURITY ROOM | Area of Ground floor | 7.67 | | 7.67 |
| | Total Area | 184.26 | 1715.83 | 1900.09 |

Ⓑ PROPOSED BUILDING AREA DETAILS

| Block Details | Description | NON FSI SQ.M | FSI SQ.M | TOTAL AREA |
|---|---|---|---|---|
| OFFICE BLOCK-1 | Area of Second floor | | 830.62 | 830.62 |
| | Total Area | | 830.62 | 830.62 |

Existing & Proposed Building Area Details

| DESCRIPTION | NON FSI | FSI | TOTAL AREA |
|---|---|---|---|
| Area of the Approved Existing Building | 184.26 | 1715.83 | 1900.09 |
| Area of the Proposed Building | | 830.62 | 830.62 |
| Grand Total Area (A+B) | 184.26 | 2546.45 | 2730.71 |

FLOOR SPACE INDEX = $\frac{2546.45}{9105.35}$ = 0.27< 2.00

PARKING DETAILS OFFICE
Total Fsi Area -2491.86 Sq.m (1868.89) Sq.m 75% Fsi)

| VEHICLE | PARKING AREA DESCRIPTION | AREA SQ.M | REQUIRED NOS | PROVIDED NOS |
|---|---|---|---|---|
| CAR | 1 car space for every 50sq.m of floor area or part thereof | 1868.89 | 38 | 48 |
| | | | Incl. PH Parking | |
| TWO WHEELER | 1 two wheeler space for every 25sqm of floor area or part thereof | 1868.89 | 75 | 92 |

For CHELLA SOFTWARE PVT.LTD.
DIRECTOR

APPLICANT

Er. S.JANAKEETHAN,M.E.(Struct.)
DTCP Reg. No.SE-03-1/2017/CHENNAI/WALAJA
2023/6-1, Near Sirus Hospital, Elumgungal Main Road,
Conolikuppam, Anna Nagar, Madurai -625020.
Cell:9865150317

REGISTER STRUCTURAL ENGINEER

Er. M. GOBINATH, B.E.,
Consulting Engineer & Surveyor
Madurai DTCP RE-GR-I/77/2025
48/1, R.S. Naidu Street, Sellur
Madurai-625 002, Mob: 8012041771

REGISTER ENGINEER

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மனை ஒப்புதல் மற்றும் திருத்திய திட்ட அனுமதி
மதுரை உள்ளூர் திட்ட குழுமம்
மதுரை-625017
ந.க.எண்.SWP/BPA/834922/2026உத்தரவில் கண்டுள்ளவாறு நிபந்தனைகளுக்குட்பட்டு ஏற்கனவே நகர் ஊரமைப்பு இயக்குநர் அவர்களால் ந.க.எண்:19552/2020,நாள்:30.12.2020-ல் மனை ஒப்புதல் வழங்கப்பட்டதில் அமையும் கூடுதல் கட்டிடத்திற்கு திருத்திய திட்ட அனுமதி அளிக்கப்படுகிறது.

திருத்திய திட்ட அனுமதி எண்: 331/2026

THE LANDLENS SUITE

# Eight ways to know a piece of land before you pay for it.

This report covers one part of the picture. These cover the rest, drawn from the same government records, for any property in Tamil Nadu.

### LandLens One
Ask anything about a property and get an answer grounded in live government records, with the sources shown.
**/landlens/one**

### Verify My Land
Every record check run on one property and returned as a single report.
**/landlens/verify-my-land**

### Legal Opinion
An advocate's written opinion on the title, built on the records we pull for it.
**/landlens**

### One Map
Every layer on one map: the parcel, its boundary, zoning, water bodies and what sits around it.
**/landlens/one/map**

### PriceMap
What land actually changed hands for around this plot, taken from the registered deeds.
**/landlens/pricemap**

### Build Scope
What you are allowed to build here: floor space, height, coverage and setbacks.
**/landlens/build-scope**

### Property Tracker
Watch a property and hear about it when something new is registered against it.
**/landlens/property-tracker**

### Deal Room
Run the transaction in one place: documents, stamping, signatures and the parties.
**/landlens/deal-room**

FREE TOOLS · NO ACCOUNT NEEDED

# Twenty-four checks you can run yourself, at no cost.

## Records and verification

The registers themselves, read for you.

- Encumbrance Certificate
- Patta and Chitta
- Field Measurement Sketch
- EC Analyzer
- Bank charge check
- Court case search
- Seller background check
- Approval check by survey

## Value and duty

What it is worth and what it costs to register.

- Guideline value by street
- Guideline value by survey
- Stamp duty and registration fees
- Capital gains
- Floor space index
- Area unit converter

## Zoning and land use

What the plan says can happen on this land.

- Land use zone finder
- CMDA land use check
- Coastal regulation zone
- Master plan check
- Water bodies finder
- Airport height clearance

## Registers and directories

Who holds it, and which office keeps the record.

- Find your registering office
- Temple property check
- Waqf property check
- RERA register

**Every free tool**
/tools

**Services we run for you**
/services

**The LandLens suite**
/landlens/one

Verified RealEstate™

# Every claim in this document traces back to a government record.

- Legal opinions, due diligence and title verification
- Building plan, layout and sub-division approvals
- Completion and occupancy certificates, regularisation
- Escrow, negotiation and NRI property management
- Land survey, soil testing, architecture and construction

**Verified RealEstate**
3/350/2 Mettukuppam,
OMR Thoraipakkam,
Chennai 600 097, India
**hello@verified.realestate**
+91 9996 12 9996

Prepared from the registers named on the page each finding sits on. Where a register could not be read, this document says so in its place rather than leaving the gap to be read as a clean result.